



STAFF REPORT

Board Meeting

MEETING DATE: 6 January 2022

REPORT: B.3.2 Gateway Project Update

AUTHOR: Jennifer Bisley, Executive Director

A. Recommendation

THAT The Blue Mountains Attainable Housing Corporation receive Item B.3.2 Gateway Project Update for information.

B. Background

The Gateway Project is the Blue Mountains Attainable Housing Corporation's (BMAHC) first housing development at 171 King Street East and is currently in the pre-construction phase. SHS Consulting is the development consultant on the project.

The current concept proposes a total of 84 rental units in a 4-storey building with over half the units with rents that are 20% below market, with the remainder at or near market rents, and 10,000 sf of ground-level commercial space that would ideally be used for community-connected services or Town use. An Official Plan Amendment and a Zoning Bylaw Amendment are required.

Recent Project updates: [B.3.2 Gateway Project Update 1 December 2021](#)

C. Analysis

Design

The design committee is scheduled to meet on January 10, 2022, to review design concepts. Additional committee meetings may be required to refine the design before submission to the Board for approval, which is expected no later than the February 3, 2022, regular Board meeting. A special Board meeting could also be called earlier. Once approved, the conceptual design will be submitted to Town Planning to initiate the planning approval process.

Planning

Site Studies: Preliminary results of the Environmental Site Assessment Phase 1 indicate that a Phase 2 assessment will be needed. A timeline for the final Phase 1 report and potential Phase 2 assessment has been requested from the consultant. Land Use Compatibility D-2 odour assessment update has been commissioned. Results may be delayed until Spring due to weather conditions.

Schedule:

An updated project schedule shows construction starting no earlier than Spring 2023.

OPA/ZBA Application (no appeal):	February 2022 - September 2022 (8 months)
Site Plan Application:	October 2022 – February 2023 (5 months)
Construction Start:	March 2023

Should there be an appeal to the Ontario Land Tribunal, the project schedule could be extended by up to 8 months.

Funding

BMAHC requested a capital investment by the Town of \$4,050,000 to be funded by a \$1.2 million grant from the County and the balance from reserves (See [B.1.1 Deputation Mylene Vincent, SHS Consulting on behalf of Blue Mountains Attainable Housing Corporation \(BMAHC\)](#)). This information has also been submitted through the annual Town budget process. BMAHC has also approached the province for a similar capital investment.

BMAHC will make an application to the CMHC National Housing Co-Investment Fund for a capital grant and long-term, low-interest loans once support from other levels of government has been secured and planning approvals are in process.

Public Engagement:

The BMAHC Chair, Executive Director, and SHS Consulting attended the Dec 21, 2021, Economic Development Advisory Committee (EDAC) [meeting](#) to provide an update on the financial model and respond to questions.

The Executive Director will present a draft communications plan for discussion with the Board at the January Board meeting.

Public engagement priorities in Q1 of 2022 are:

- 1) To engage directly with the workforce as prospective tenants
- 2) To engage directly with employers across sectors
- 3) To engage with the community through the Open House and Public Meetings as part of the OPA/ZBA application process.

Risk Analysis

The following are key project risks for consideration:

- Delays to the project schedule present cost and other risks
- Incomplete site studies may impact project design and costs.
- Confirmation of support from another level of government is necessary to be eligible for the CMHC National Housing Co-Investment Fund (NHCF)

D. Financial Impact

None